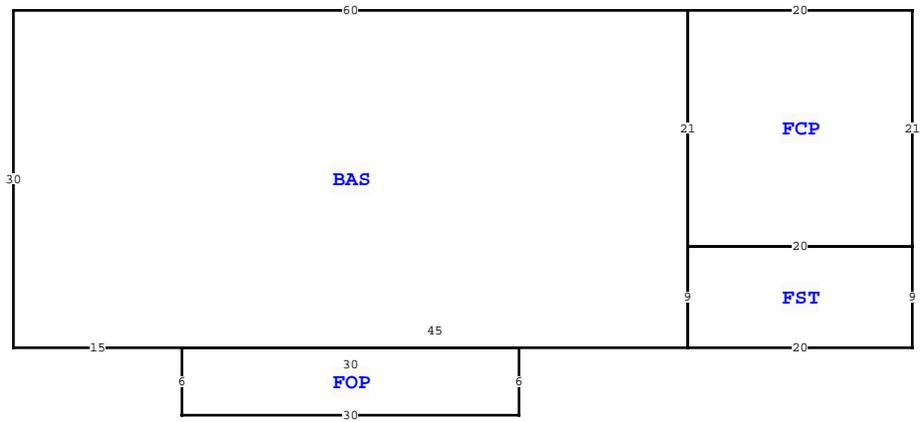




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102 SFRES/MOBILE HOME	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	9517.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,800	100
FCP	420	25
FOP	180	30
FST	180	55
TOTALS	2,580	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,058	98.4550	112.24	230,990	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1800 HX Base Yr													



EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN,POLE	0	0	37	40	UT	1.40	1.40	100	0	0	3	100	2,072	
2	0263	PRCH,USP	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0261	PRCH,UOP	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
5	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0262	PRCH,FOP	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													
8,972													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	184,348	
TOTAL MARKET OB/XF VALUE	8,972	
TOTAL LAND VALUE - MARKET	24,000	
TOTAL MARKET VALUE	217,320	
SOH/AGL Deduction	13,654	
ASSESSED VALUE	203,666	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	203,666	
TOTAL JUST VALUE	217,320	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	210,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047082	Remodel	5,500	04/28/2023
000047029	Roof Replacement	9,400	04/20/2023
11110	M H	125	05/06/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1470/1584	6/28/2022	LE U	I	I	14	100	
GRANTOR: TIMMONS SHARON D (ENH)							
GRANTEE: MCNEAL ALAINA N (1/							
1277/1998	7/16/2014	WD U	I	I	11	100	
GRANTOR: GEORGE ANAN DICKS							
GRANTEE: CYNTHIA S GRAVES &							

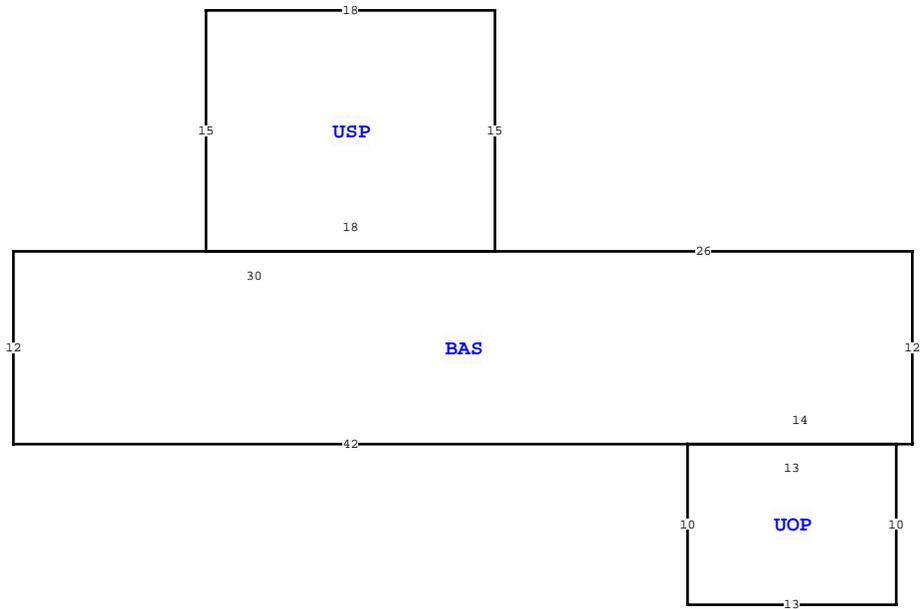
BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S30 E15 FOP= S6 E30N6 W30\$ E45 FST= E20 N9 W20 S9\$ N9 FCP= E20 N21 W20 S21\$ N21\$.



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	130	25	
USP	270	35	
TOTALS	1,072		
			798
			16,270

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	798	80.9100	50.97	40,674	1974	1974	0	0	60.00	40.00
2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			184,348
TOTAL MARKET OB/XF VALUE			8,972
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			217,320
SOH/AGL Deduction			13,654
ASSESSED VALUE			203,666
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,666
TOTAL JUST VALUE			217,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1584	6/28/2022	LE	U	I	14	100
GRANTOR: TIMMONS SHARON D (ENH)						
GRANTEE: MCNEAL ALAINA N (1/						
1277/1998	7/16/2014	WD	U	I	11	100
GRANTOR: GEORGE ANAN DICKS						
GRANTEE: CYNTHIA S GRAVES &						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
739 SW COUNTY ROAD 240 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/06/2026 MLU																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 USP= N15 W18 S15 E18\$ W30 S12 E42 UOP= S10 E13N10 W13\$ E14 N12\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

